

7A Sandpiper Court, Modbury Heights, SA 5092



Sold House

Friday, 20 October 2023

7A Sandpiper Court, Modbury Heights, SA 5092

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 564 m2

Type: House



Mohit Gupta
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\$710,000

Presented by your local real estate agent Mohit Gupta of Ray White Modbury is this lovely, low maintenance courtyard home in Modbury Heights. The ideal starting point for a young family or someone looking to downsize to a modern proposition with a manageable yard. Welcome to 7A Sandpiper Court, Modbury Heights! Built in 2020 with its northern orientation, prime location and impressive features; this Torrens Titled property is sure to capture your attention. Located within minutes from The Heights Shopping Centre, The Heights School, numerous parks and reserves and public transportation options along Ladywood Road and minutes from Westfield Tea Tree Plaza and Bus Interchange and Modbury Hospital. This is an opportunity to purchase into a hotly contested pocket of an amazing local community. This home has some very unique features which consist of but are not limited to:

- Warm and inviting entrance way.
- Floating timber floors and downlights throughout.
- Reverse cycle, split system heating and cooling located in the central living area positioned perfectly for maximum coverage throughout the home.
- Spacious central living area that flows through the open plan kitchen to the living space as well as out beyond to the outdoor undercover entertaining area.
- Open plan kitchen with dishwasher, induction stovetop, electric oven, convenient island bench top, walkthrough pantry as well as tiled splashback.
- Enclosed home office space quietly tucked away beyond the walk through pantry. Perfect for after school homework or those who work from home.
- Master bedroom complete with block out blinds, plush carpeted flooring, built in robes and an ensuite with high quality fixtures and fittings; toilet and shower included.
- The contemporary main bathroom is large in size and includes a shower and toilet.
- Bedrooms 2 and 3 are complete with block out blinds, plush carpeted flooring and built in robes.
- Spacious laundry room with external access.
- The outdoor undercover area with warm wooden decking provides ample space to entertain family and friends all year round and with easy to maintain lawns surrounding, it doubles as the perfect place for children and pets to relax and play.
- Double garage with automatic panel lift door and work bench is the ideal space for not only vehicles but the family's latest project. Secure Rear access is provided through a 2nd secure manual roller door.
- Secure gated access down both sides of the property.
- 6.6kw solar system with battery.
- Instant gas hot water.
- Hammerhead block on 564sqm of land, tucked away being private and secure.
- No easements, encumbrances or significant trees.
- HFC (hybrid fibre coaxial) internet connection to the premises is available.
- Zoned to The Heights School and within close proximity to Redwood Park Primary School and Modbury School (P-6).
- Local places of worship include Revival City Church on Milne Road and Gurdwara Sahib on Famechon Crescent, Modbury North.
- Only a matter of minutes to The Heights Shopping Centre, The Heights School, local parks and reserves, Tennis clubs, Aquatic center, Soccer club, Westfield Tea Tree Plaza and bus interchange, Modbury Hospital and many other amenities. With so many features and located within minutes to so many amazing local amenities an in person inspection is an absolute must!

Please note all questions can be directed to Mohit Gupta of Ray White Modbury on 0421472034. **DISCLAIMER:** We have in preparing this document used our best endeavours to ensure the information contained is true and accurate, but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements contained. Prospective purchasers should make their own enquiries to verify the information contained in this document. RLA-322341